

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Stella Havkin, #134334 Havkin &amp; Shrago Attorneys at Law 5950 Canoga Avenue, Suite 400 Woodland Hills, CA 91367 Telephone: (818) 999-1568 Facsimile: (818) 305-6040 Email: stella@havkinandshrago.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and DIP</p>		<p>FOR COURT USE ONLY</p>	
<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b></p>			
<p>In re: Edmund L. Anderson</p> <p>Debtor(s).</p>		<p>CASE NO.: 2:20-bk-11333-NB CHAPTER: 11</p> <p><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>	

<b>Sale Date:</b> 09/01/2020	<b>Time:</b> 1:00 pm
<b>Location:</b> 255 E. Temple Street. Courtroom 1545 Los Angeles, California BY COURTCALL ONLY	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 08/25/2020

**Description of property to be sold:**

Single Family Residence at 6520 and 6522 Brynhurst Aveue, Los Angaeles, California 90018.

**Terms and conditions of sale:**

As is where is.

**Proposed sale price: \$ 827,000.00**

**Overbid procedure (if any):**

\$5,000 increments.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

September 1, 2020 at 1:00 p.m. via Courtcall.

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Stella Havkin  
5950 Canoga Avenue, Suite 400  
Woodland Hills, California 91367  
Telephone: 818 999-1568  
Facsimile: 818 305-6040  
email: stella@havkinandshrago.com

Date: 08/14/2020

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
5950 Canoga Avenue, Suite 400, Woodland Hills, CA 91367

A true and correct copy of the foregoing document entitled (*specify*): Notice of Sale of Estate Property

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 08/14/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

ustpreion16.la.ecf@usdoj.gov Cook@SqueezeBloodFromTurnip.com amipbk@ghidottiberger.com  
havkinlaw@earthlink.net; stella@havkinandshrago.com dare.law@usdoj.gov  
ssiegel@laklawyers.com, smcfadden@laklawyers.com

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) 08/14/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Eva Anderson 1932 Rochester Circle Los Angeles, CA 90018  
Kathy Dockery Chapter 13 Trustee 700 S Flower St Ste 1950 Los Angeles, CA 90017  
RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

08/14/2020 Stella Havkin  
*Date Printed Name*

/s/ Stella Havkin  
*Signature*

AMIP Management  
3020 Old Ranch Parkway, Suite 180  
Seal Beach, CA 90740

Avrumie Schnitzer et.al.  
David Cook Collection Attorneys, PL  
165 Fell Street  
San Francisco, CA 94120-2000

California Credit Union  
P.O. Box 29100  
Glendale, CA 91209

Colony Marina Investors, LLC  
c/o Kimball, Tire & St. John LLP  
1202 Kettner Blvd., Fifth Floor  
San Diego, CA 92101

Deutsche Bank National Trust Compan  
c/o Select Portfolio Servicing, Inc  
P.O. Box 65250  
Salt Lake City, UT 84650-2500

FCI Lender Services, Inc.  
P.O. Box 27370  
Anaheim, CA 92809

Gaba Guierriini Law Corporation  
8583 Irvine Center Drive, Suite 500  
Irvine, CA 92618

Henry D. Paloci III PA  
5210 Lewis Road 5  
Agoura Hills, CA 91301

HSBC Bank, N.A.  
PHH Mortgage Corporation  
1 Mortgage Way - Mail Stop SV22  
Blawenburg, NJ 08504

Internal Revenue Service  
300 N. Los Angeles Street, MS-5027  
Los Angeles, CA 90012

Jacob and Maryam Haiavy  
c/o Scott Howard Seigel, Esq.  
Levinson, Arshonsky & Kurtz, LLP  
15303 Ventura Blvd., Ste 1650  
Sherman Oaks, CA 91403

LSB Financial Credit Union  
P.O. Box 4860  
Long Beach, CA 90804

Mobile Mini, Inc.  
12021 Wilshire Boulevard, #510  
Los Angeles, IA 51000

National Default Servicing Corp.  
7720 N. 16th Street, Suite 300  
Phoenix, AZ 85020

Peter T. Erdelyi and Associates  
A&M Financial Services, Inc. .  
6355 Topanga Canyon Blvd, Ste 255,  
Woodland Hills, CA 91367

Real Time Resolutions, Inc.  
1349 Empire Central Drive, Suite 15  
Dallas, TX 75247-4029

Southern California Edison Company  
1551 W. San Bernadino Road  
Covina, CA 91722

The Bank of New York Mellon  
c/o Select Portfolio Servicing, Inc  
P.O. box 65250  
Salt Lake City, UT 84165-0250

Two Jinn Inc.  
Attn: FSD Bk SV50-4186441  
Carlsbad, CA 92018

US Bank National Association  
SN Servicing Corporation  
323 5th Street  
Eureka, CA 95501

Verizon Wireless  
P.O. Box 26055  
Minneapolis, MN 55426